



## CITY OF AMESBURY IN THE YEAR TWO THOUSAND EIGHTEEN

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**SPONSORED BY:** C. Kenneth Gray, Mayor **BILL No.** 2018-017

At the meeting of the Amesbury City Council held on February 13, 2018 in the City Hall Auditorium the following action was taken:

Amesbury City Council Resolution to support the following steps by the City of Amesbury as outlined below:

Summary: A Resolution to support the following:

The City Council hereby resolves that economic development is an integral component of the current and future success for the City and that the proactive steps taken by the City to facilitate economic development are necessary to ensure positive and timely growth. The City Council hereby offers this resolution to confirm the support for economic development by establishing objectives for the South Hunt area.

Be it Resolved by the City Council of the City of Amesbury assembled and by the authority of the same, considers this matter as follows:

**WHEREAS**, the developers of Global Properties Incorporated are proposing a 420,000 square foot forty million dollar athletic facility, known as the Atlantic Center, off South Hunt Road; and

**WHEREAS**, the site of the Atlantic Center is one of the few available in the community to accommodate a facility of this size, the complexity of the facility requires an investment of \$12,000,000 to overcome site constraints, and given the site constraints, job creation, and taxation value, the Atlantic Center will qualify for the City's Tax Increments Financing program; and

**WHEREAS**, beyond the taxation value the Atlantic Center represents an economic magnet bringing visitors for tournaments and events from around the nation, representing an economic ripple effect with a positive impact for local businesses supplying goods, services, and accommodations; and

**WHEREAS**, the City has been fortunate to benefit from new growth, and has new opportunity with vacant City owned land in the area of South Hunt Road and route 150 such as: Amesbury Heights, Hatters point, Baileys Pond, Arc Technologies, Trader Allens, and Margret Rice, all of which will create traffic impacts the area of South Hunt; and

**WHEREAS**, South Hunt Road is the primary roadway for access to the Atlantic Center, it serves other industrial and commercial properties, and is connected to Route 150 and interchanges off 495 and yet it has not seen any major improvement by the City in decades; and

**WHEREAS**, the City established the LEAD program (Leverage Economic Access for Development) to establish a proactive approach to creating access to development sites by addressing off-site constraints; and

**WHEREAS**, the Mayor recommended, and the City Council approved, funding for traffic studies for the South Hunt Road Corridor, matched by Global Properties, to facilitate planning, which will address the needs for current and future growth in the City; and,

**WHEREAS**, the City has, and will continue to be, a partner with the economic development process and will make use of innovative methods, such as the Tax Increment Financing, District Improvement Financing and State Grants; and,

**NOW, THEREFORE**, be it resolved that the City Council does hereby support the below South Hunt Area Objectives, to offset the site constraints of the Atlantic Center, to provide traffic mitigation from recent growth, to enable future possibilities on City Owned Land, and to facilitate the substantial opportunities of the Atlantic Center:

### South Hunt Area Objectives:

1. Amortization of Site Constraints: The Atlantic Center Developer has requested the support of the City, through Tax Increment Financing (TIF), to aid the Atlantic Center in the amortization of a reasonable portion of the considerable site constraints. The City will work with the Atlantic Center to establish and adopt a reasonable TIF proposal. Such approval, and the details of a TIF, will be pursuant to the process, as required by the Commonwealth, including local approval by the City Council.
2. Traffic Plans: The City, with consultants, will develop plans and seek approvals for the South Hunt, Route 150, 495 area (known as the Project Area) to address traffic mitigation for the past years of disinvestment, for impacts caused by recently approved developments, for future developments, and for the Atlantic Center.
3. Traffic Improvements DIF: The City will develop a DIF district in the Project Area, with anticipated revenues from the Atlantic Center, to facilitate funding for traffic improvements. Such DIF will be appropriately balanced with the above TIF to ensure that the City receives sufficient tax revenue commensurate with other approved TIF projects. The approval and details of a DIF will be pursuant to the process requiring local approval by the City Council.
4. Grant Traffic Improvements: The City will seek grants for the traffic improvements to offset the project costs and to offset the amount for a DIF, to facilitate a sufficient TIF to support the Atlantic Center. If the City does not qualify then the City will use the DIF to address the traffic improvements.
5. Traffic Improvements: Following the development of plans, approval of plans, establishment of a DIF District, application and receipt of funds through grants, the City will finalize a funding plan with the City Council and implement the traffic plans in a phased manner appropriate to mitigate the demands of growth.
6. Objectives Foundation: The basis and background for the above Objectives is a memorandum from William Scott, Community Development Director to Mayor Ken Gray dated February 5<sup>th</sup>, 2018, titled Development Objectives South Hunt Area, which is attached hereto and incorporated herein.

Councilor Donna McClure motioned to accept 2018-017 with amendments to change "420,000 square foot" to "410,000 square foot" and "an investment of \$12,000,000" to "an investment of \$13,000,000". Councilor Richard Marggraf seconded. A vote was taken and it was 8 in favor, 1 opposed (Stanganelli).

Witness my hand and seal for the City of Amesbury this 15th day of February, 2018

  
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City Clerk

  
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Mayor

  
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Date